

Dec 15 Van Buren Gary Williams

6000 V. STATE ROAD NO. 45

SE CORNER  
E 1/2, SE 1/4  
SECTION 15  
T8N-R2W

665.97'  
SOUTH

589°23'50"E  
589°23'50"E

1319.37'

1199.07'

120.30'

500°20'W  
100.00'

55°02'0"W  
278.27'

RADIUS 99.42'  
CHORD 509°18'37"E  
36.13'

EXCEPTION  
SUNRISE ESTATES  
19.58 ACRES

6.32 ACRES

GILLHAM DRIVE  
494.40'

50041.10' W

864.00'

312.00' E

912.47'  
586°26'20"W

5°27'30"E  
1110.07' W  
295.51'

511°27'30"W  
50.14'

HOUSE

STATE ROAD NO. 45  
511°02'30"W  
102.27'

1192.00' NORTH

SE CORNER  
SECTION 15  
T9N-R2W

SCALE  
1"=100'

See page two for description and certification

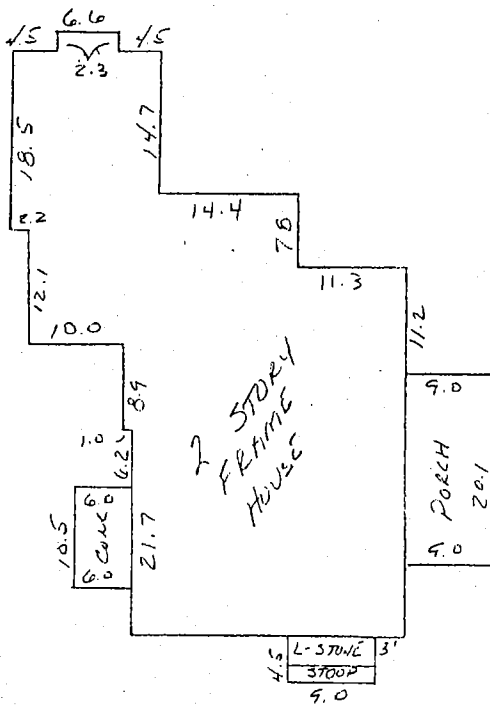
Raymond Graham

Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
July 8, 1992

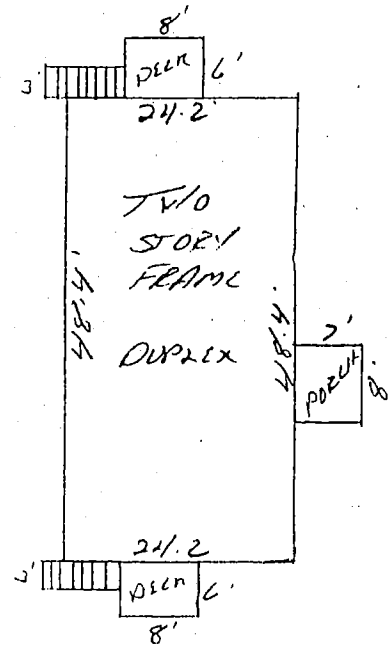


PT E<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub> SECT 15-T8N-R2W  
6000 W ST RD 45

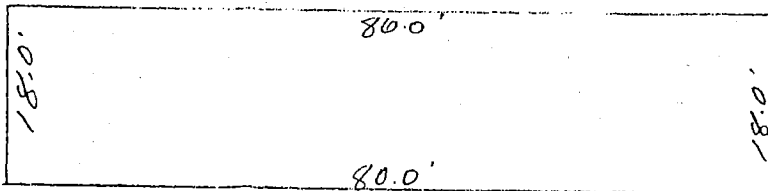
HOUSE DETAIL 1"=20'



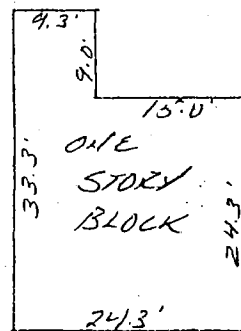
DUPLEX DETAIL 1"=20'



PARKING BUILDING DETAIL 1"=20'



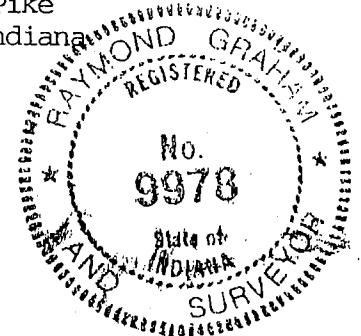
BLOCK HOUSE DETAIL 1"=20'



TRAILER LEGEND

1. 72' x 14'
2. 65' x 14' - 7' x 12' EXTENSION
3. 56' x 12'
4. 56' x 12'
5. 46' x 12'
6. 65' x 14'
7. 60' x 12'
8. 60' x 12'
9. 44' x 10' STORAGE TRAILER
10. 26' x 12' BLOCK BLDG

Raymond Graham  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
July 8, 1992



DESCRIPTION:

Part of the Southeast quarter of Section 15, Township 8 North, Range 2 West, described as follows, to wit:

Beginning at a point that is 1177 feet North of the Southeast corner of Section 15, which point lies at the intersection of the East line of Section 15 and the centerline of State Road 45; thence South 45 degrees 27 minutes 30 seconds West along the State Road centerline for 194.40 feet; thence South 44 degrees 27 minutes 30 seconds West along the State Road centerline for 102.27 feet; thence North 41 degrees 07 minutes West for 295.54 feet; thence South 86 degrees 26 minutes 20 seconds West for 917.47 feet to the West line of the East half of said Southeast quarter; thence North 00 degrees 21 minutes East along the West line of the East half of the said Southeast quarter for 864.00 feet; thence South 89 degrees 23 minutes 50 seconds East for 1319.37 feet to the East line of the said Southeast quarter; thence South 00 degrees 19 minutes West along the East line of the said Southeast quarter for 806.44 feet and to the point of beginning. Containing in all 25.90 acres, more or less.

EXCEPTING THEREFROM a part of the East half of the Southeast quarter of Section 15, Township 8 North, Range 2 West, Monroe County, Indiana, bounded and described as follows:

Beginning at a point on the West line of said East one half of the Southeast quarter, said point being 665.97 feet South of the Northwest corner of said East one half of the Southeast quarter; thence from said point of beginning and leaving the West line of said East one half of the Southeast quarter and running South 89 degrees 23 minutes 50 seconds East for 1199.07 feet; thence South 00 degrees 21 minutes West for 100.00 feet; thence South 59 degrees 20 minutes West for 278.27 feet and to the easterly right of way line of Gillham Drive; thence with said easterly right of way and on a curve to the left (said curve having a radius of 99.42 feet) on a chord bearing of South 09 degrees 48 minutes 37 seconds East for a chord distance of 36.13 feet and to the point of tangency of said curve; thence South 00 degrees 41 minutes 10 seconds West for 498.60 feet; thence South 41 degrees 07 minutes East for 242.57 feet and to the right of way line of State Road 45, said right of way being 30 feet from the centerline of said road; thence with the right of way of said State Road 45 and running South 44 degrees 27 minutes 30 seconds West for 50.14 feet; thence North 41 degrees 07 minutes West for 265.54 feet; thence South 86 degrees 26 minutes 20 seconds West for 917.47 feet and to the above said West line of the East one half of the Southeast quarter; thence North 00 degrees 21 minutes East for 864.00 feet and to the point of beginning.

Containing 19.58 acres, more or less.

Containing in all after said exception 6.32 acres, more or less.

CERTIFICATION:

I hereby certify that the plat shown is a true and complete survey of the described property, and further certify that all improvements are wholly within the boundaries of said described property, and that the said improvements do not encroach upon any other property, nor are there any encroachments from any other property on said surveyed property.



*Raymond Graham*  
Raymond Graham  
R.P.E. 8409 L.S. 9978 Indiana  
3215 N. Smith Pike  
Bloomington, Indiana  
July 8, 1992

RAYMOND GRAHAM

3215 N. SMITH PIKE

BLOOMINGTON, INDIANA 47401

R.P.E. 8409 INDIANA

R.L.S. 9978 Indiana

Participating Lender \_\_\_\_\_

Participating Lender's Address \_\_\_\_\_

Indiana Housing Finance Authority

Address \_\_\_\_\_

Dear Sir or Madam:

I am an Indiana Registered Land Surveyor and on JULY 3, 1992 I made a survey and a physical inspection of the real property at 6000 W. ST. RD 45, BLMGTON, IN and shown on the accompanying survey entitled: PT E 1/2 SE 1/4 SECT. 15-T8N-R2W, MONROE Co., IN

I hereby certify to you, based upon my inspection, that there is no evidence of any easements, recorded or not recorded, other than as shown on the plat of survey which I have certified to you with respect to such property, and that there is no evidence of overlaps, encroachments, or boundary line disputes except as shown on such plat of survey.

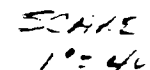
This is to certify that the subject property (~~is~~) (is not) located in a special flood hazard area as established by the Department of Housing and Urban Development, Federal Insurance Administration as per FIA Flood Hazard Boundary Maps Nos. H 01 through H 08.



Yours truly,

Raymond Graham  
Raymond Graham

R.P.E. 8409 R.L.S. 9978 Indiana



Lot Number One Hundred Eleven (111) in WESTMONT ESTATES FOURTH ADDITION, in Monroe County, Indiana, as shown by the recorded plat thereof, recorded in Plat Book 7, page 202, being a part of the Southeast quarter and a part of the Southwest quarter of Section 15, Township 8 North, Range 2 West, in Monroe County, Indiana.

RAYMOND GRAHAM  
REGISTERED  
No.  
**8409**  
STATE OF  
INDIANA  
PROFESSIONAL ENGINEER

RAYMOND GRAHAM  
R.P.E. 8409 L S. 9978 Ind.  
3215 N. Smith Pike  
Bloomington, Indiana  
June 21, 1988

## SURVEYOR LOCATION REPORT

**THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.**

PROPERTY ADDRESS: 6000 W. ST. RD. 45, BLUMETN, IN  
PROPERTY DESCRIPTION:

Pt E 1/2 SE 1/4 SECT. 15-T8N-R2W  
MONROE Co., IN

### DESIGNATED PARTIES

MORTGAGEE  
OR ASSIGNEES:  
TITLE CO.:  
OTHER:

REFERENCE NO.

REFERENCE NO.

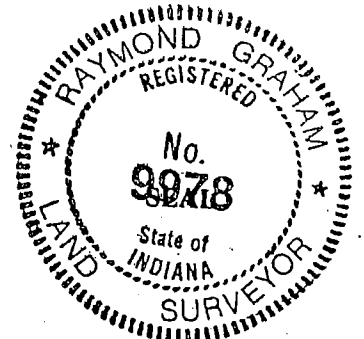
I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.

CERTIFICATION DATE: July 8, 1992

SURVEYORS SIGNATURE: *Raymond Graham*

SURVEYORS JOB NO.



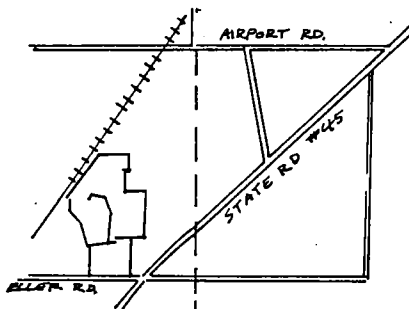
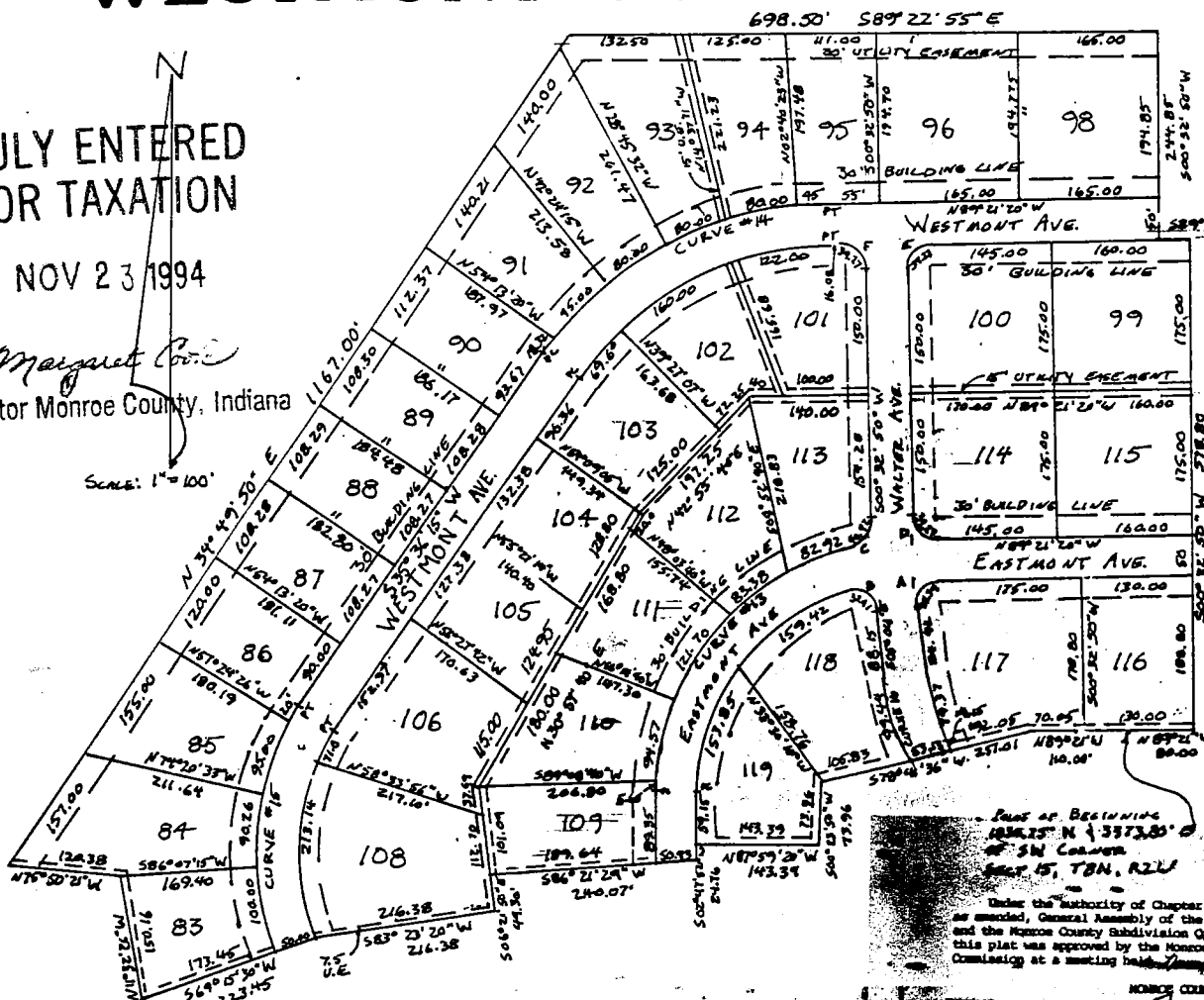
# AMENDMENT 3 WESTMONT ESTATES 4<sup>th</sup> ADD.

DULY ENTERED  
FOR TAXATION

NOV 23 1994

Margaret C. Coe  
Auditor Monroe County, Indiana

Scale: 1" = 100'



CURVE	I	R	L	T
13	88°32'28"	275.00	224.97	268.04
14	79°52'	240.87	274.30	202.90
15	58°38'20"	272.87	274.68	152.97
16	23°00'	222.72	271.41	45.37
A	95°42'48"	22.62	27.74	25.00
B	75°15'39"	22.80	27.71	25.00
C	83°01'42"	22.24	40.42	25.00
D, E, F	90°	25.00	27.27	25.00

**DESCRIPTION**  
A part of the Southeast quarter and a part of the Southeast quarter of Section 15, Township 8 North, Range 2 West, Monroe County, Indiana; described as follows: Beginning at a point that is 1830.75 feet North and 3373.80 feet East of the Southwest corner of said Section 15; thence North 89°21' West for 110.00 feet; thence South 78°41'36" West for 251.01 feet; thence South 00°23'50" West for 73.96 feet; thence North 87°59'20" West for 143.39 feet; thence South 02°47'52" West for 24.76 feet; thence South 86°21'29" West for 240.07 feet; thence South 06°21'50" East for 49.30 feet; thence South 83°23'20" West for 216.38 feet; thence South 69°15'30" West for 223.45 feet; thence North 11°32'26" West for 150.16 feet; thence North 75°50'23" West for 120.38 feet; thence North 34°49'50" East for 1167.00 feet; thence South 89°22'55" East for 698.50 feet; thence South 00°32'50" West for 244.85 feet; thence South 89°21'20" East for 36.00 feet; thence South 00°22'50" West for 578.80 feet; thence North 89°21'20" East for 80.00 feet and to the point of beginning. Containing in all 20.75 acres, more or less.

THIS PLAT CALLS FOR THE ELIMINATION AND DEPLAYING OF LOTS 92 AND 107.

Subject to the Covenants and restrictions as found in the Original Plat of Westmont Estates Fourth Addition as shown in Plat Cabinet: B, Envelope 156.

ALSO SUBJECT to all previous Dedications and Certifications.

SUBSCRIBED AND SWORN TO BEFORE ME.

A NOTARY.

THIS 14 DAY OF NOV 1994

Commission Expires

5-14-95

Raymond S. Fuller

Under the authority of Chapter 174, Acts of 1947, as amended, General Assembly of the State of Indiana, and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Plan Commission at a meeting held on 11/18/94.

MONROE COUNTY PLAN COMMISSION

James A. Dutton  
Kevin A. Dutton  
(Secretary)

The undersigned do hereby certify to the Monroe County Plan Commission that they have met all required specifications in accordance with this ordinance as to improvements and their installation.

Signed and Sealed 11/18/94

Raymond S. Fuller  
(Signature)

Inspected and Approved by

I certify that I am a registered professional engineer licensed under the laws of Indiana; that this plat accurately represents a survey made by me on 11/18/94; that the monuments shown on it exist; and that their locations, sizes, types and materials are accurately shown.

Raymond S. Fuller  
Raymond Graham, No. 8409 IN  
3215 N. Smith Pike  
Bloomington, IN



Book 15

PLAT OF SURVEY

**FILED**

MAR 04 1988

**Rodney J. Brown**  
Auditor Monroe County, Indiana

CERTIFICATION

I, the undersigned, a duly licensed land surveyor in the State of Indiana, hereby certify that to the best of my knowledge and belief that the attached plat represents a survey completed this 18th day of December, 1987

Signed: Stephen E. Ramsey  
Stephen E. Ramsey  
L.S. #S0374



Scale  
0 25 50 75 100 Ft.

*See Attached Desc. for  
dredge legal desc. for  
4.00*

*Van Buren 15*

NORTH 793.32'

Public Investment Corp.

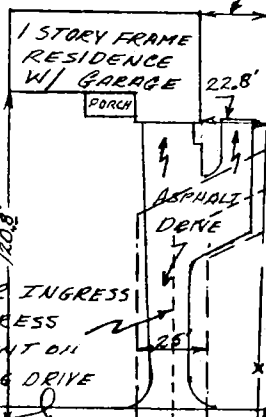
4.0 Ac.

Ac. ADDED  
3-4-BR SER

0.90Ac.

24x32  
POLEBARN

24 x 40  
POLEBARN



CONC. NAIL

Jerden Industries

Dyer, Mary Ester  
& Charles T.

Cain, Russell  
& Edith

Peterman,  
Venian I.

POINT OF  
BEGINNING



# Warranty Deed

THIS INDENTURE WITNESSETH, That JACK E. BOWDEN and WANDA L. BOWDEN,  
husband and wife

of Monroe County, in the State of Indiana

CONVEY AND WARRANT TO JACK E. BOWDEN and WANDA L. BOWDEN,  
husband and wife

of Monroe County, in the State of Indiana, for and in consideration  
of One Dollar (\$1.00) and other valuable considerations not herein expressed, the receipt whereof  
is hereby acknowledged, the following described Real Estate in Monroe County  
in the State of Indiana, to-wit:

Part of the southwest quarter of Section 15, Township 8 North, Range 2 West,  
lying in Monroe County, Indiana, described as follows:

Beginning at the intersection of the centerline of Eller Road and the East right of  
way line of the Indiana Railroad (formerly the Illinois Central) property, said point  
being approximately 915 feet East of the Southwest corner of said southwest quarter;  
thence East along the south line of said quarter 366.25 feet to an iron pin; thence  
North 01 degree 34 minutes 50 seconds East 417.37 feet to a 5/8 inch diameter iron  
pin; thence East 88.75 feet to a 5/8 inch diameter iron pin; thence North 00  
degrees 34 minutes 50 seconds West 386.11 feet to a iron pipe on the East right  
of way line of said railroad; thence South 34 degrees 44 minutes West 877.65 feet  
along said railroad right of way line to an iron pipe; thence South 24 degrees 51  
minutes East 79.12 feet along said railroad right of way line to the point of  
beginning, containing 4.0 acres, more or less.

Subject to all taxes.

In Witness Whereof, The said

JACK E. BOWDEN and WANDA L. BOWDEN,  
husband and wife

Have hereunto set their hands and seals, this 29<sup>th</sup> day of February 1988

<i>Jack E. Bowden</i> ..... (Seal)	<i>Wanda L. Bowden</i> ..... (Seal)
Jack E. Bowden	Wanda L. Bowden
..... (Seal)	..... (Seal)
..... (Seal)	..... (Seal)

STATE OF INDIANA, Monroe COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this  
day of February, A. D., 1988, personally appeared the within named  
Jack E. Bowden and Wanda L. Bowden, husband and wife

..... Grantors..... in the above conveyance, and acknowledged  
the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission expires 2-3-91  
Residing in Monroe Co. in State of Indiana  
*Rosemary Lucail* Notary Public

Westmont Estates

# WESTMONT ESTATES SUBDIVISION

NEAR THE CITY OF BLOOMINGTON, INDIANA

## DESCRIPTION & COVENANTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WALTER F. ROLL, PRESIDENT AND RALPH H. EVERMAN, SECRETARY OF PUBLIC INVESTMENT CORPORATION, OF MONROE COUNTY, INDIANA, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE IN MONROE COUNTY, STATE OF INDIANA, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT, TO WIT:

A PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST, IN VAN BUREN TOWNSHIP, MONROE COUNTY, INDIANA, BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE EAST A DISTANCE OF TWO THOUSAND FIVE HUNDRED EIGHTY AND THIRTY HUNDREDTHS (2580.30) FEET TO THE POINT OF BEGINNING; THENCE NORTH FOUR HUNDRED TWENTY FIVE (425.00) FEET; THENCE EAST A DISTANCE OF ONE HUNDRED FIVE (105.00) FEET; THENCE NORTH ONE HUNDRED FORTY AND FIFTEEN HUNDREDTHS (140.15) FEET; THENCE NORTH (63) DEGREES FIFTY (50) MINUTES WEST A DISTANCE OF ONE HUNDRED SEVEN AND FIFTY SIX HUNDREDTHS (107.56) FEET; THENCE NORTH ELEVEN (11) DEGREES TWENTY (20) MINUTES WEST A DISTANCE OF ONE HUNDRED SEVEN AND SIXTY FOUR HUNDREDTHS (107.64) FEET; THENCE NORTH SEVENTY FOUR (74) DEGREES FIFTY FOUR (54) MINUTES EAST A DISTANCE OF TWO HUNDRED TWENTY AND TEN HUNDREDTHS (220.10) FEET; THENCE SOUTH THIRTEEN (13) DEGREES ONE (01) MINUTE EAST A DISTANCE OF SEVENTY THREE AND TWENTY FIVE HUNDREDTHS (73.25) FEET; THENCE NORTH SEVENTY EIGHT (78) DEGREES FIFTY FOUR (54) MINUTES EAST A DISTANCE OF THREE HUNDRED SIXTY AND FIFTY EIGHT HUNDREDTHS (360.58) FEET; THENCE NORTH EIGHT (8) DEGREES ELEVEN (11) MINUTES WEST A DISTANCE OF FIFTY (50.00) FEET; THENCE NORTH EIGHTY EIGHT (88) DEGREES THIRTY SEVEN (37) MINUTES EAST A DISTANCE OF TWO HUNDRED TWENTY NINE AND SIXTY HUNDREDTHS (229.60) FEET; THENCE SOUTH ZERO (0) DEGREES FORTY ONE (41) MINUTES WEST A DISTANCE OF EIGHT HUNDRED EIGHTY EIGHT AND FIFTY TWO HUNDREDTHS (888.52) FEET; THENCE WEST A DISTANCE OF EIGHT HUNDRED SEVENTY ONE AND THIRTY ONE HUNDREDTHS (871.31) FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS FIFTEEN AND SEVENTY TWO HUNDREDTHS (15.72) ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS AND RIGHTS-OF-WAY.

THIS PLAT SHALL BE KNOWN AND DESIGNATED AS WESTMONT ESTATES SUBDIVISION IN THE TOWNSHIP OF VAN BUREN, MONROE COUNTY, INDIANA. THE STREET RIGHTS OF WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

WE THE UNDERSIGNED, PUBLIC INVESTMENT CORPORATION, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENTS" RESERVED FOR THE USE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. NO PLANTING, WALL, BUILDING OR STRUCTURE SHALL BE BUILT OR MAINTAINED IN THIS AREA; NOR SHALL ANY VEHICULAR ACCESS OVER THE AREA BE PERMITTED EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. THE MUNICIPAL GOVERNMENT, OR UTILITY, DOES NOT ASSUME LIABILITY FOR REPLACEMENT OF GRASS OR PLANTING IN OR IMMEDIATELY ADJACENT TO THESE EASEMENTS WHICH ARE DAMAGED OR DESTROYED THROUGH MAINTENANCE, REPAIR OR INSTALLATION OPERATIONS. THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

NO POWER POLE OR UNDERGROUND SERVICE SHALL BE LOCATED WITHIN THREE (3) FEET OF A CORNER LOT PIN. NO TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY.

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSE. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE. NO MOBILE HOMES OR BASEMENT DWELLINGS WILL BE PERMITTED IN THIS SUBDIVISION.

NO DWELLING SHALL BE CONSTRUCTED, ERRECTED OR RELOCATED IN THIS SUBDIVISION UNLESS IT SHALL HAVE A MINIMUM FIRST FLOOR AREA OF 900 SQUARE FEET FOR A SINGLE STORY, A MINIMUM FLOOR AREA OF 800 SQUARE FEET EXCLUSIVE OF THE LOWER OF THE THREE LEVELS ON A SPLIT LEVEL, OR 700 SQUARE FEET ON THE FIRST FLOOR OF A TWO STORY HOUSE. OPEN PORCHES AND BREEZEWAYS OR GARAGES SHALL NOT BE COUNTED AS A PART OF THE MINIMUM FLOOR AREA.

NO RESIDENCE SHALL BE ESTABLISHED OR MAINTAINED IN ANY MANNER WITHIN THIS SUBDIVISION EXCEPT IN A COMPLETE AND FINISHED DWELLING MEETING ALL THE REQUIREMENTS OF THE RESTRICTIONS.

NO BUILDING, PORCH, GARAGE, CARPORT, SHED, LEAN-TO OR OTHER STRUCTURE MAY BE CONSTRUCTED, ERRECTED, OR MAINTAINED CLOSER TO A FRONT OR SIDE STREET LINE THAN THE BUILDING SET-BACK LINE SHOWN ON THE PLAT NOR CLOSER TO THE SIDE PROPERTY LINE THAN SIX (6) FEET.

NO RESIDENTIAL BUILDING SHALL BE ERRECTED UPON ANY LOT UNLESS IT CONTAINS INSIDE FLUSH TOILETS. NO OUTSIDE PRIVIES ARE TO BE ERRECTED ON ANY SAID LOT.

NO CONTINUOUS FENCE, HEDGE OR PLANTING SHALL BE ERRECTED OR MAINTAINED BEYOND THE BUILDING SET-BACK LINE ON ANY LOT.

NO CONVEYANCE OF ALL LOTS IN THIS ADDITION SHALL BE BY LOT NUMBER WITH REFERENCE TO THE PLAT. TITLE TO EACH LOT SHALL BE SUBJECT TO THE RESTRICTIONS SET FORTH HEREIN.

THERE SHALL BE NO SUBDIVISION OF ANY LOT OR LOTS NOR ANY SALE THEREOF IN PARCELS, EXCEPT A PORTION OF A LOT MAY BE SOLD TO AN ADJOINING OWNER IF NO NEW LOT IS CREATED. FOR THE PURPOSE OF THESE CONDITIONS AND RESTRICTIONS, ALL ADJOINING LOTS OWNED BY ONE PERSON AND USED AS A SINGLE BUILDING SITE SHALL BE CONSIDERED ONE LOT.

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT A DOG, A CAT, OR RECOGNIZED HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

THE OWNER OF SUCH LOT SHALL BE LIABLE FOR AND HEREBY ASSUME AND AGREES TO MAINTAIN HIS PROPERTY NEAT AND CLEAN AND FREE OF ANY PAPER, TRASH, WEEDS OR ANY UNSIGHTLY GROWTH OR OTHER DEBRIS. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH; NOR SHALL THE LOT BE USED FOR THE OPEN STORAGE OF JUNK OR OTHER MATERIALS. TRASH, GARBAGE, OR OTHER WASTE SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. THERE SHALL BE NO REPAIR OF AUTOMOBILES OUTSIDE OF THE GARAGE AREA.

EVERY DWELLING SHALL HAVE A TEN (10) FOOT MINIMUM STONE DRIVEWAY FROM THE STREET TO THE BUILDING SET-BACK LINE OR GARAGE, IF ONE IS CONSTRUCTED. ALL RESIDENTS ARE TO PARK OFF THE STREET ON THESE DRIVES; GUESTS MAY PARK ON THE STREETS.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, OR TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

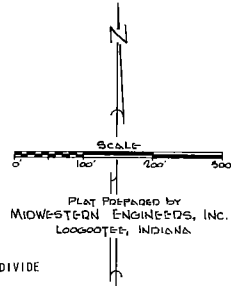
IN WITNESS WHEREOF, WALTER F. ROLL, PRESIDENT, AND RALPH H. EVERMAN, SECRETARY, HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 24 DAY OF May 1971

BY Walter F. Roll PUBLIC INVESTMENT CORPORATION  
WALTER F. ROLL, PRESIDENT  
BY Ralph H. Everman  
RALPH H. EVERMAN, SECRETARY

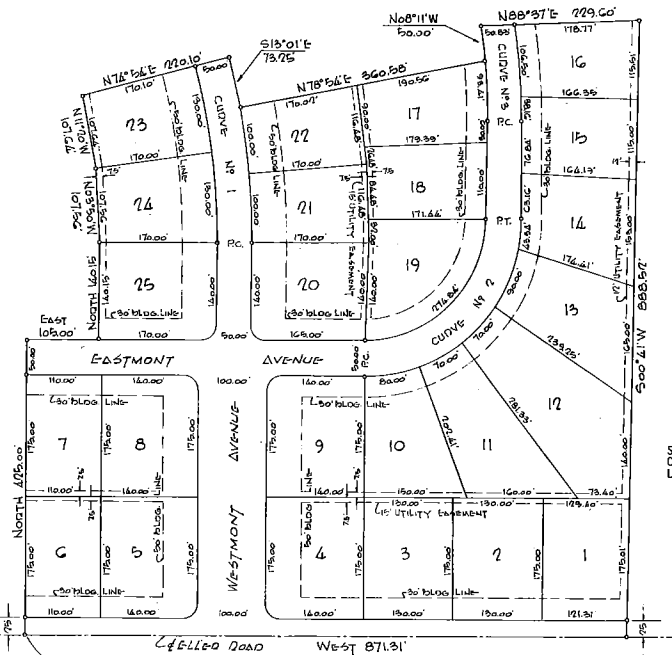
STATE OF INDIANA )  
COUNTY OF MARTIN )

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Walter F. Roll & Ralph H. Everman EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May 1971.

MY COMMISSION EXPIRES: July 18, 1971 NOTARY PUBLIC



Southwest Corner Of Section 15, Township 8 North, Range 2 West  
East 2580.30'



## NOTES

STREET CORNERS ARE 20' RADII  
CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF R/W LINE.  
LOT CORNERS ARE STAKED WITH 5/8" IRON RODS.

REAL ESTATE TRANSACTION  
BLOOMINGTON, INDIANA  
JUN 1 1971  
COUNTY OF MONROE  
STATE OF INDIANA

POINT OF BEGINNING  
I, ROBERT J. ELLIOTT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION ON 16th DAY OF SEPTEMBER 1969.

APPROVED BY THE COUNTY PLAN COMMISSION OF MONROE COUNTY, INDIANA  
THIS 18th DAY OF November 1971.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_  
ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.  
AT \_\_\_\_\_ M. AND RECORDED IN PLATBOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

RECORDER OF MONROE COUNTY, INDIANA

UNDER THE AUTHORITY OF CHAPTER 173, ACTS OF 1971, AS AMENDED,  
GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND THE MONROE COUNTY  
SUPPLEMENTAL GENERAL ORDINANCE, THIS PLAT WAS APPROVED BY THE  
MONROE COUNTY PLAN COMMISSION AT A MEETING HELD NOVEMBER 18, 1969.



MONROE COUNTY PLAN COMMISSION  
Robert J. Elliott (President)  
Libby Ryan (Secretary)

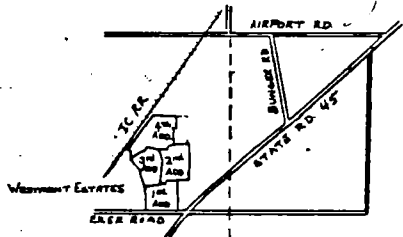
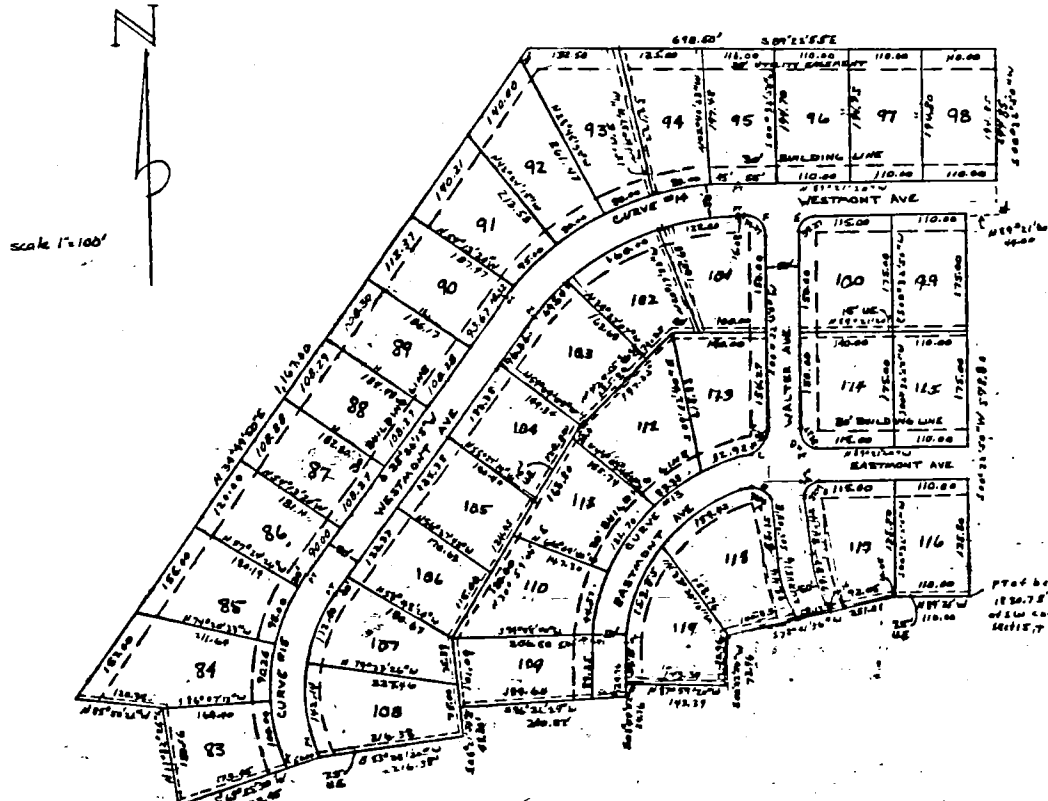
CURVE DATA									
No.	INSIDE					OUTSIDE			
	T	Q	L	Δ	Δ	T	Q	L	Δ
1	376.71	858.98	630.93	36° 40'	644.75	1058.98	676.94	710	710
2	175.00	175.00	175.00	90° 00'	275.00	275.00	275.00	90° 00'	90° 00'
3	491.08	858.98	630.93	36° 40'	644.75	1058.98	676.94	710	710

OWNED: PUBLIC INVESTMENT CORPORATION  
339 SOUTH LINCOLN STREET  
BLOOMINGTON, INDIANA  
(Acquired from LINCOLN TRUST)

Westmont Estates

Va Bure 15

# WESTMONT ESTATES-4TH ADDITION



Corner	S	E	N	T
13	56°32'38"	112.00	43.97	3.68-41
14	3°11'42"	173.52	173.52	127.92
15	58°31'10"	173.52	173.52	127.92
16	23°00"	22.22	57.00	45.87
A	95°42'40"	22.22	32.77	24.00
Q	95°42'38"	22.50	37.07	22.00
17	88°00'11"	22.00	40.82	22.00
B&F	92°	22.00	33.21	14.00

OWNER: PUBLIC INVESTMENT CORP  
339 SOUTH LINCOLN  
BLOOMINGTON, IN

TRANSFER DATE: 11-22-75  
Deed Record Book 233 Page 160  
PROPERTY PIN: 3A Iron Pine  
AT IN CANNON AND PIERCE, INC.

## DESCRIPTION WESTMONT ESTATES-4TH ADDITION

A part of the Southwest quarter and a part of the Southwest quarter of Section 15, Township 5 North, Range 2 West, Monroe County, Indiana; described as follows:  
Beginning at a point that is 1030.75' North and 3773.00' East of the Southwest corner of said Section 15;  
thence North 89°21' West for 110.00 feet;  
thence South 18°11'34" West for 73.98 feet;  
thence South 02°23'50" West for 143.39 feet;  
thence South 37°59'20" West for 24.76 feet;  
thence South 56°21'20" West for 210.07 feet;  
thence South 06°21'50" East for 49.30 feet;  
thence South 53°23'20" West for 216.38 feet;  
thence South 60°51'30" West for 223.45 feet;  
thence North 13°32'20" West for 150.16 feet;  
thence North 75°50'21" West for 120.38 feet;  
thence North 40°51'50" East for 1,267.00 feet;  
thence South 89°21'55" East for 698.50 feet;  
thence South 00°32'50" West for 216.85 feet;  
thence North 60°21'30" West for 11.70 feet;  
thence South 00°32'50" West for 578.50 feet;  
and to the point of beginning, containing in all 19.67 acres, more or less.

## ENGINEER'S CERTIFICATION

I, Raymond Graham, hereby certify that I am a Professional Engineer, Licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey performed under my supervision on 1983; that the monuments shown in it exist; and that their locations, sizes, types and materials are accurately shown.



RAYMOND GRAHAM  
2115 N Smith Pike  
Bloomington, Indiana  
4/26/81

CONVEYANCE

For all uses by these documents, that the undersigned, Walter F. Roll, President and Theodore J. Ferguson, Secretary of Public Investment Corporation of Monroe County, Indiana, being the owners of the following described real estate in Monroe County, State of Indiana; do hereby lay out, plat and subdivide the same into lots and streets in accordance with this plat.

This plat shall be known and designated as Westmont Estates Subdivision, Fourth Addition, in the Township of Van Buren, Monroe County, Indiana. The street right-of-ways shown and not heretofore dedicated are hereby dedicated to the public.

There are strips of ground shown on this plat and marked "Easements" reserved for the use of installation and maintenance of utilities and drainage facilities. No planting, wall, building or structure shall be built or maintained in this area; nor shall any vehicular access over the area be permitted except for the installation and maintenance of utilities and drainage facilities. The Municipal Government or utility does not assume liability for replacement of grass or planting in or immediately adjacent to these easements which are damaged or destroyed through maintenance, repair or installation operations. The owners of lots in this subdivision shall take their title subject to the rights of public utilities.

No power pole or underground service shall be located within three (3) feet of a corner lot pin. No trees shall be planted within the street right-of-way.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one of detached single-family dwelling not to exceed two stories in height and a private garage. No mobile homes or basement dwellings will be permitted in this subdivision.

No dwelling shall be constructed, erected or relocated in this subdivision unless it shall have a minimum first floor area of 900 square feet for a single story, a minimum floor area of 800 square feet for each of the lower of the three levels on a split level, or 700 square feet on the first floor of a two story house. Open porches and balconies or garages shall not be counted as a part of the minimum floor area.

No residence shall be established or maintained in any manner within this subdivision except as a completed and finished dwelling meeting all the requirements of the restrictions.

No building, porch, garage, carport, shed, lean-to or other structure may be constructed, erected, or maintained closer to a front or side street line than the building set-back line shown on the plat, nor closer to the side property line than six (6) feet.

No dwelling shall be erected without obtaining a permit for a sewage disposal system from the Monroe County Health Department or its succeeding agency. No cesspools or outside privy toilets shall be allowed.

No continuous fence, hedge, or planting shall be erected or maintained beyond the building set-back line on any lot. All service utilities to residences shall be underground.

Conveyance of all lots in this addition shall be by Lot Number with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein.

There shall be no subdivision of any lot or lots nor any sale thereof in parcels, except a portion of a lot may be sold to any adjoining owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots owned by one person and used as a single building site shall be considered one lot.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except a dog, a cat, or recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.

The owner of each lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. No lot shall be used or maintained as a dumping ground for rubbish; nor shall the lot be used for the open storage of junk or other materials; trash, garbage, or other waste shall be kept in a clean and sanitary condition. There shall be no repair of automobiles outside the garage area.

Every dwelling shall have a ten (10) foot minimum stone driveway from the street to the building set-back line or garage. If one is constructed, all residents are to park off the street on these drives; no one may park on the streets.

The owners of the majority of lots in this addition reserve the right to amend, modify, or replace said lots by recording a formal revision showing such changes with approval of Monroe County Planning Commission.

The right to enforce these provisions by injunction, or together with the right to cause the removal, by due process of law, of any structure erected or maintained in violation hereof, is hereby dedicated to and reserved to a majority of the owners of the several lots in this subdivision and to their heirs and assigns.

In Witness whereof, WALTER F. ROLL, President and THEODORE J. FERGUSON, Secretary, have caused their names to be subscribed this 17th day of July, 1983.

WALTER F. ROLL, President  
THEODORE J. FERGUSON, Secretary

STATE OF INDIANA, COUNTY OF MONROE, SS:

Before me, the undersigned Notary Public, in and for the County and State aforesaid, appeared Walter F. Roll and Theodore J. Ferguson, President and Secretary respectively of the Public Investment Corporation, personally known to me as such, and acknowledged the execution of the foregoing instrument of said Corporation, this 17th day of July, 1983.

Notary Public  
Raymond Graham

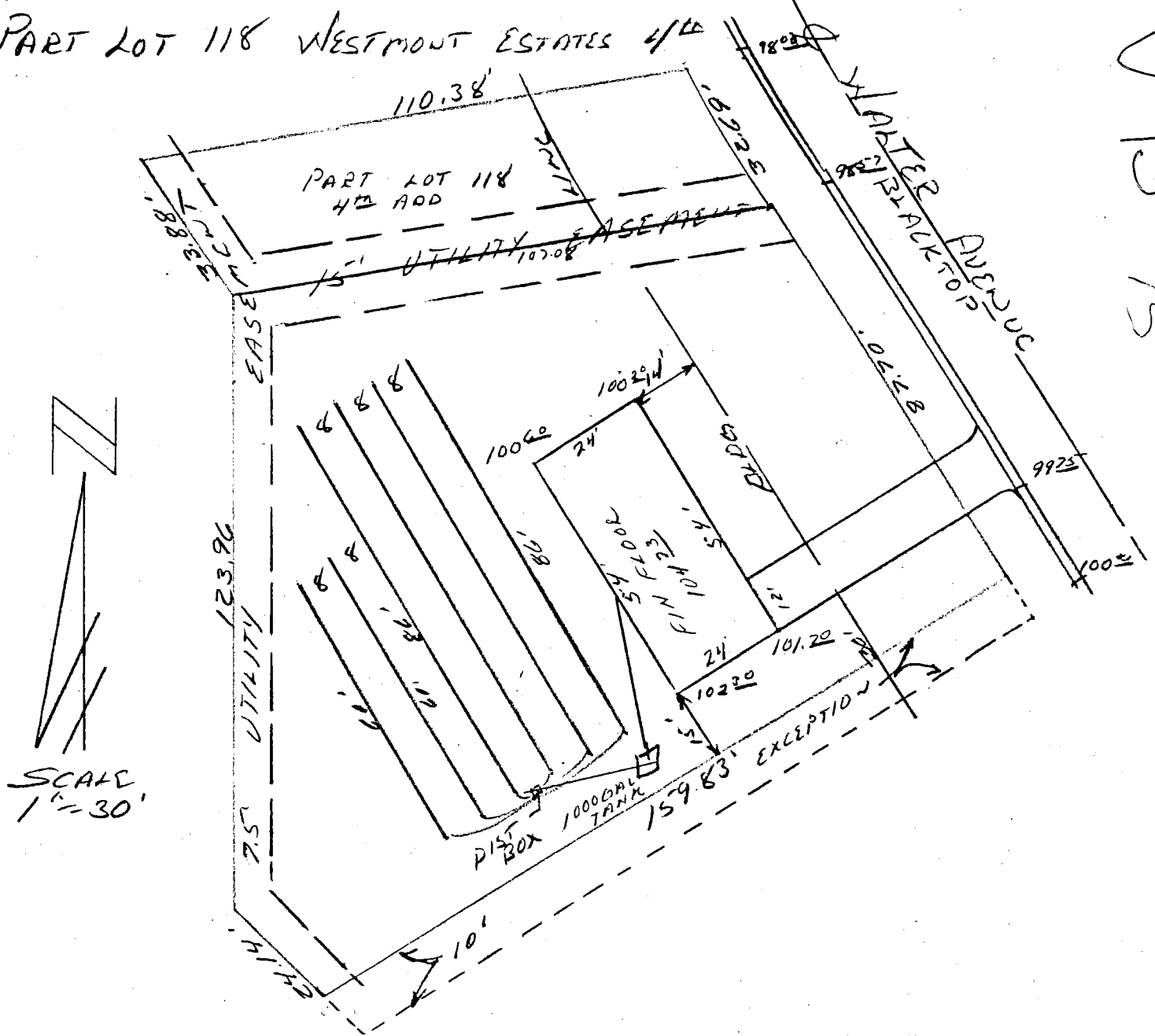
COMMISSION CERTIFICATE  
Under the authority of Chapter 176, Acts of 1947, as amended, General Assembly of the State of Indiana and the Monroe County Subdivision Control Ordinance, this plat was approved by the Monroe County Planning Commission at a meeting held July 16, 1983.

MONROE COUNTY PLANNING COMMISSION  
President: [Signature]  
Secretary: [Signature]

dated 7-16-85

Trans 8-13-85

Westmont Estates  
 PART LOT 47 WESTMONT ESTATES 2<sup>ND</sup> ADD  
 PART LOT 118 WESTMONT ESTATES 4<sup>TH</sup> ADD

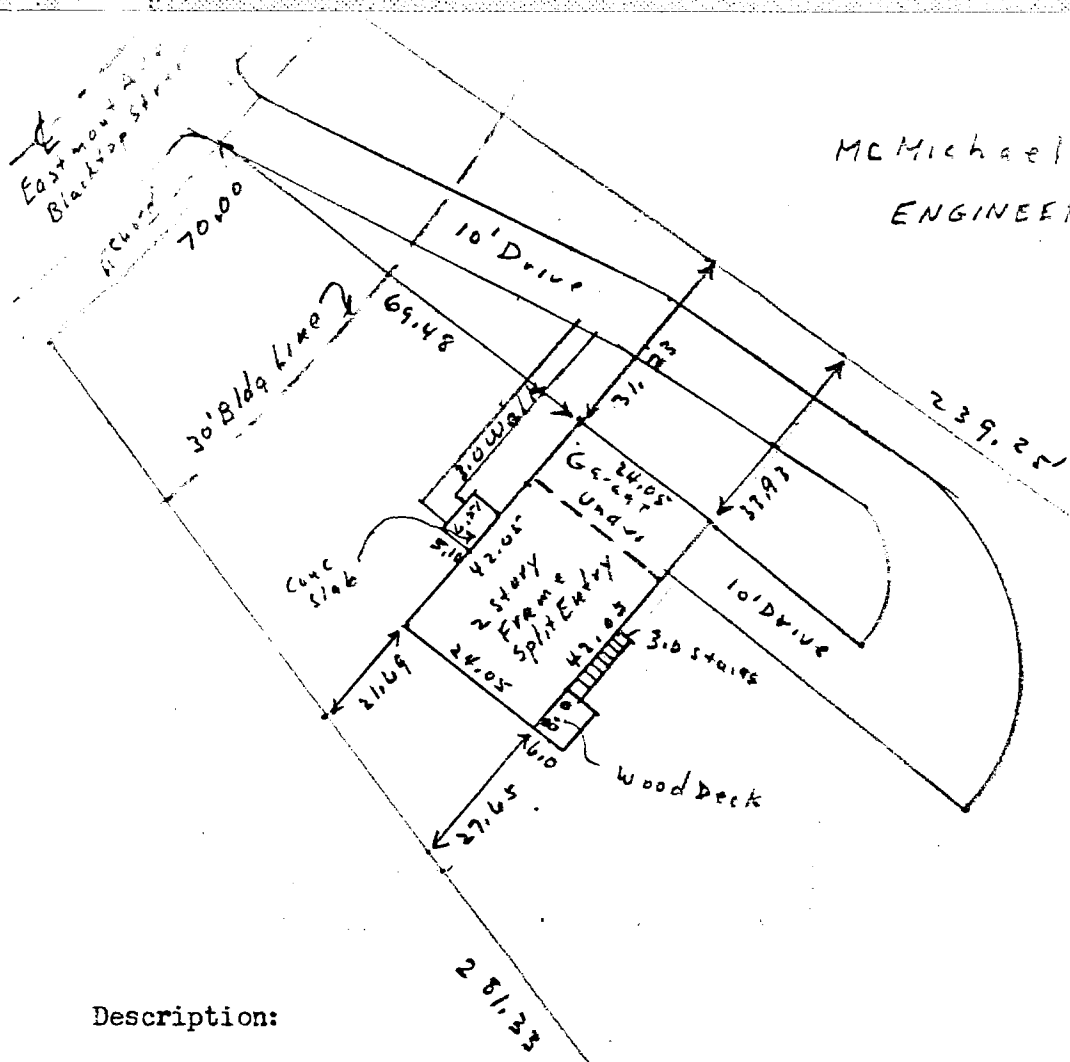


VB 15

*Raymond Graham*

Raymond Graham  
 R.P.E. 8409 L.S. 9978 Indiana  
 3215 N. Smith Pike  
 Bloomington, Indiana  
 August 28, 1985





Westmont Estates

McMichael Property  
ENGINEER'S PLAT



Scale 1"=30'  
Aug 22, 1977

VB  
Acres 15

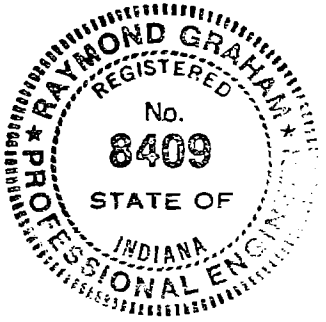
Description:

Lot 12 Westmont Estates  
1st Addition as shown on the  
Recorded Plat thereof, in the  
Office of the Monroe County  
Recorder at Bloomington, Ind.

Engineer's Certification:

I hereby certify that this plat is a  
true and complete survey of the described  
property, and further certify that all  
improvements are wholly within the boundaries  
of said described property, and that the said  
improvements do not encroach upon any other  
property, nor are there any encroachments from  
any other property on said surveyed property.

*Raymond Graham*  
Raymond Graham  
R P E 8409 Indiana  
3215 N. Smith Pike  
Bloomington, Ind.



**FILED**

AUG 26 1977

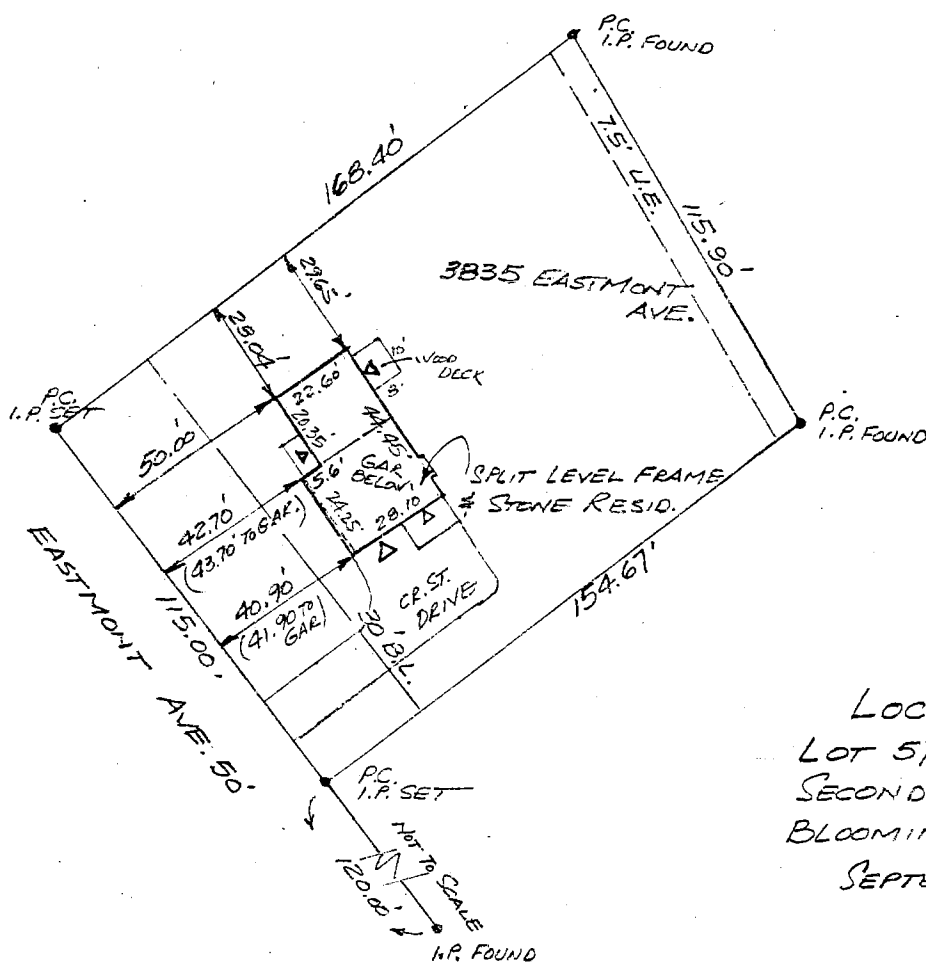
*John W. Davis*  
Auditor Monroe County, Indiana

UTILITY EASEMENT  
140.00

7.5' Utility Easement  
73.40

**BLOOMINGTON ENGINEERING COMPANY**

**ENGINEERS and SURVEYORS**  
811 ANITA STREET  
BLOOMINGTON, INDIANA 47401  
Phone 332-2603



SCALE : 1" = 50'

LOCATION PLAT  
LOT 57 - WESTMONT  
SECOND ADDITION  
BLOOMINGTON, INDIANA  
SEPTEMBER 19, 1977

# CERTIFICATE

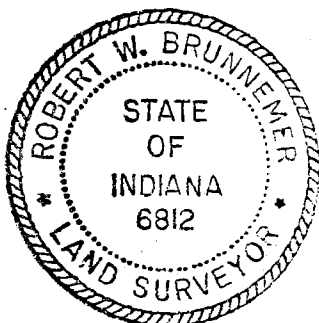
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE PLAT OF THE  
PROPERTY AS IN POSSESSION AND SHOWS ALL ENCROACHMENTS THEREON.

CERTIFIED:

CERTIFIED:

Robert W. Brunner

ROBERT W. BRUNNEMER  
REGISTERED LAND SURVEYOR  
INDIANA REGISTRY #6812



Westmont Estates

# WESTMONT ESTATES SUBDIVISION

NEAR THE CITY OF BLOOMINGTON, INDIANA

Va-Buren 15

## DESCRIPTION & COVENANTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, WALTER F. ROLL, PRESIDENT AND RALPH H. EVERMAN, SECRETARY OF PUBLIC INVESTMENT CORPORATION OF MONROE COUNTY, INDIANA, BEING THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE IN MONROE COUNTY, STATE OF INDIANA, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAME INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT, TO WIT:

A PORTION OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 2 WEST, IN VAN BUREN TOWNSHIP, MONROE COUNTY, INDIANA, BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE EAST A DISTANCE OF TWO THOUSAND FIVE HUNDRED EIGHTY AND THIRTY HUNDREDTHS (2580.30) FEET TO THE POINT OF BEGINNING; THENCE NORTH FOUR HUNDRED TWENTY FIVE (425.00) FEET; THENCE EAST A DISTANCE OF ONE HUNDRED FIVE (105.00) FEET; THENCE NORTH ONE HUNDRED FORTY AND FIFTEEN HUNDREDTHS (140.15) FEET; THENCE NORTH (03) DEGREES FIFTY (50) MINUTES WEST A DISTANCE OF ONE HUNDRED SEVEN AND FIFTY SIX HUNDREDTHS (107.56) FEET; THENCE NORTH ELEVEN (11) DEGREES TWENTY (20) MINUTES WEST A DISTANCE OF ONE HUNDRED SEVEN AND SIXTY FOUR HUNDREDTHS (107.64) FEET; THENCE NORTH SEVENTY FOUR (74) DEGREES FIFTY FOUR (54) MINUTES EAST A DISTANCE OF TWO HUNDRED TWENTY AND TEN HUNDREDTHS (220.10) FEET; THENCE SOUTH THIRTEEN (13) DEGREES ONE (01) MINUTE EAST A DISTANCE OF SEVENTY THREE AND TWENTY FIVE HUNDREDTHS (73.25) FEET; THENCE NORTH SEVENTY EIGHT (78) DEGREES FIFTY FOUR (54) MINUTES EAST A DISTANCE OF THREE HUNDRED SIXTY AND FIFTY EIGHT HUNDREDTHS (360.58) FEET; THENCE NORTH EIGHT (8) DEGREES ELEVEN (11) MINUTES WEST A DISTANCE OF FIFTY (50.00) FEET; THENCE NORTH EIGHTY EIGHT (88) DEGREES THIRTY SEVEN (37) MINUTES EAST A DISTANCE OF TWO HUNDRED TWENTY NINE AND SIXTY HUNDREDTHS (229.60) FEET; THENCE SOUTH ZERO (0) DEGREES FORTY ONE (41) MINUTES WEST A DISTANCE OF EIGHT HUNDRED EIGHTY EIGHT AND FIFTY TWO HUNDREDTHS (888.52) FEET; THENCE WEST A DISTANCE OF EIGHT HUNDRED SEVENTY ONE AND THIRTY ONE HUNDREDTHS (871.31) FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS FIFTEEN AND SEVENTY TWO HUNDREDTHS (15.72) ACRES MORE OR LESS SUBJECT TO ALL LEGAL HIGHWAYS AND RIGHTS-OF-WAY.

THIS PLAT SHALL BE KNOWN AND DESIGNATED AS WESTMONT ESTATES SUBDIVISION IN THE TOWNSHIP OF VAN BUREN, MONROE COUNTY, INDIANA. THE STREET RIGHTS OF WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

WE, THE UNDERSIGNED, PUBLIC INVESTMENT CORPORATION, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENTS" RESERVED FOR THE USE OF INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. NO PLANTING, WALL, BUILDING OR STRUCTURE SHALL BE BUILT OR MAINTAINED IN THIS AREA; NOR SHALL ANY VEHICULAR ACCESS OVER THE AREA BE PERMITTED EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. THE MUNICIPAL GOVERNMENT, OR UTILITY, DOES NOT ASSUME LIABILITY FOR REPLACEMENT OF GRASS OR PLANTING IN OR IMMEDIATELY ADJACENT TO THESE EASEMENTS WHICH ARE DAMAGED OR DESTROYED THROUGH MAINTENANCE, REPAIR OR INSTALLATION OPERATIONS. THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

NO POWER POLE OR UNDERGROUND SERVICE SHALL BE LOCATED WITHIN THREE (3) FEET OF A CORNER LOT PIN. NO TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY.

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSE. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE. NO MOBILE HOMES OR BASEMENT DWELLINGS WILL BE PERMITTED IN THIS SUBDIVISION.

NO DWELLING SHALL BE CONSTRUCTED, ERRECTED OR RELOCATED IN THIS SUBDIVISION UNLESS IT SHALL HAVE A MINIMUM FIRST FLOOR AREA OF 900 SQUARE FEET FOR A SINGLE STORY, A MINIMUM FLOOR AREA OF 800 SQUARE FEET EXCLUSIVE OF THE LOWER OF THE THREE LEVELS ON A SPLIT LEVEL, OR 700 SQUARE FEET ON THE FIRST FLOOR OF A TWO STORY HOUSE. OPEN PORCHES AND BREEZEWAYS OR GARAGES SHALL NOT BE COUNTED AS A PART OF THE MINIMUM FLOOR AREA.

NO RESIDENCE SHALL BE ESTABLISHED OR MAINTAINED IN ANY MANNER WITHIN THIS SUBDIVISION EXCEPT IN A COMPLETE AND FINISHED DWELLING MEETING ALL THE REQUIREMENTS OF THE RESTRICTIONS.

NO BUILDING, PORCH, GARAGE, CARPORT, SHED, LEAN-TO OR OTHER STRUCTURE MAY BE CONSTRUCTED, ERRECTED, OR MAINTAINED CLOSER TO A FRONT OR SIDE STREET LINE THAN THE BUILDING SET-BACK LINE SHOWN ON THE PLAT NOR CLOSER TO THE SIDE PROPERTY LINE THAN SIX (6) FEET.

NO RESIDENTIAL BUILDING SHALL BE ERRECTED UPON ANY LOT UNLESS IT CONTAINS INSIDE FLUSH TOILETS. NO OUTSIDE PRIVIES ARE TO BE ERRECTED ON ANY SAID LOT.

NO CONTINUOUS FENCE, HEDGE OR PLANTING SHALL BE ERRECTED OR MAINTAINED BEYOND THE BUILDING SET-BACK LINE ON ANY LOT.

NO CONVEYANCE OF ALL LOTS IN THIS ADDITION SHALL BE BY LOT NUMBER WITH REFERENCE TO THE PLAT. TITLE TO EACH LOT SHALL BE SUBJECT TO THE RESTRICTIONS SET FORTH HEREIN.

THERE SHALL BE NO SUBDIVISION OF ANY LOT OR LOTS NOR ANY SALE THEREOF IN PARCELS, EXCEPT A PORTION OF A LOT MAY BE SOLD TO AN ADJOINING OWNER IF NO NEW LOT IS CREATED. FOR THE PURPOSE OF THESE CONDITIONS AND RESTRICTIONS, ALL ADJOINING LOTS OWNED BY ONE PERSON AND USED AS A SINGLE BUILDING SITE SHALL BE CONSIDERED ONE LOT.

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT A DOG, A CAT, OR RECOGNIZED HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

THE OWNER OF SUCH LOT SHALL BE LIABLE FOR AND HEREBY ASSUME AND AGREES TO MAINTAIN HIS PROPERTY NEAT AND CLEAN AND FREE OF ANY PAPER, TRASH, WEEDS OR ANY UNSIGHTLY GROWTH OR OTHER DEBRIS. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH; NOR SHALL THE LOT BE USED FOR THE OPEN STORAGE OF JUNK OR OTHER MATERIALS. TRASH, GARBAGE, OR OTHER WASTE SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. THERE SHALL BE NO REPAIR OF AUTOMOBILES OUTSIDE OF THE GARAGE AREA.

EVERY DWELLING SHALL HAVE A TEN (10) FOOT MINIMUM STONE DRIVEWAY FROM THE STREET TO THE BUILDING SET-BACK LINE OR GARAGE, IF ONE IS CONSTRUCTED. ALL RESIDENTS ARE TO PARK ON THE STREET ON THESE DRIVES; GUESTS MAY PARK ON THE STREETS.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, OR TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

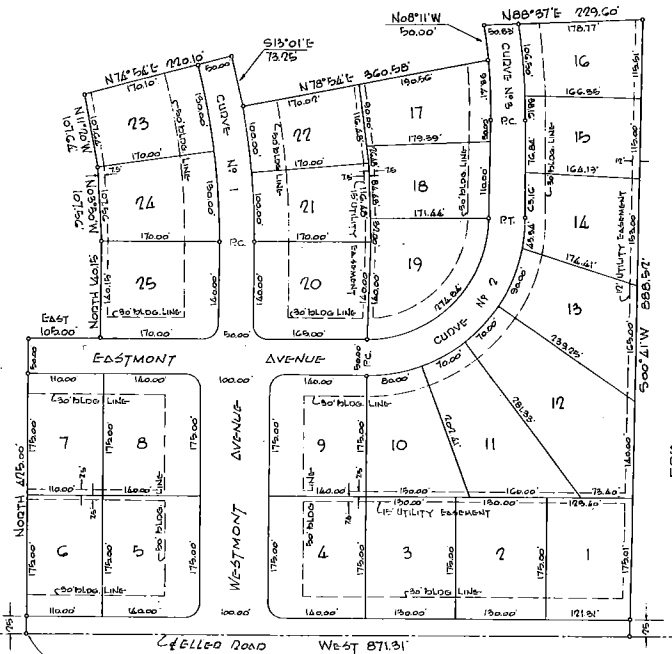
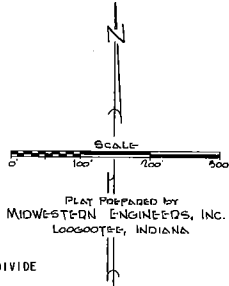
IN WITNESS WHEREOF, WALTER F. ROLL, PRESIDENT, AND RALPH H. EVERMAN, SECRETARY, HAVE CAUSED THEIR NAMES TO BE SUBSCRIBED THIS 24 DAY OF May 1971.

BY Walter F. Roll PUBLIC INVESTMENT CORPORATION  
WALTER F. ROLL, PRESIDENT BY Ralph H. Everman  
RALPH H. EVERMAN, SECRETARY

STATE OF INDIANA) SS:  
COUNTY OF MARTIN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Walter F. Roll & Ralph H. Everman EACH SEPARATELY AND SEVERALLY ACKNOWLEDGE THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May 1971.

MY COMMISSION EXPIRES: July 13, 1971  
NOTARY PUBLIC



## NOTES

STREET CORNERS ARE 20' RADII  
CORNER LOT DIMENSIONS ARE TO THE INTERSECTION OF R/W LINE.  
LOT CORNERS ARE STAKED WITH 5/8"  $\phi$  IRON RODS.

REAL ESTATE TRANSACTION  
RECORDING OFFICE  
JUN 1 1971

I, ROBERT J. ELLIOTT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION ON 16TH DAY OF SEPTEMBER 1969.

APPROVED BY THE COUNTY PLAN COMMISSION OF MONROE COUNTY, INDIANA  
THIS 18th DAY OF November 1971.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_  
ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

NO. \_\_\_\_\_ RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.  
AT \_\_\_\_\_ M. AND RECORDED IN PLATBOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_

RECORDER OF MONROE COUNTY, INDIANA

UNION THE AUTHORITY OF CHAPTER 175, ACTS OF 1970, AS AMENDED,  
GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND THE MONROE COUNTY  
SUPPORTIVE OF LOCAL ORDINANCE, THIS PLAT WAS APPROVED BY THE  
MONROE COUNTY PLAN COMMISSION AT A MEETING HELD NOVEMBER 16, 1969.



MONROE COUNTY PLAN COMMISSION

Robert J. Elliott  
(President)  
Ernest Ryan  
(Secretary)



NO.	INSIDE				OUTSIDE			
	T	D	L	$\Delta$	T	D	L	$\Delta$
1	325.77	985.98	620.95	30' 40"	646.75	1055.08	675.02	7' 40"
2	175.00	175.00	174.84	90' 00"	275.00	222.00	173.82	1' 00"
3	297.25	934.08	560.50	38' 30"	308.75	823.08	7' 10"	1' 00"

OWNED: PUBLIC INVESTMENT CORPORATION  
339 SOUTH LINCOLN STREET  
BLOOMINGTON, INDIANA  
(Acquired from LINN'S TRUST)

# PLAT OF SURVEY

## Legal Description:

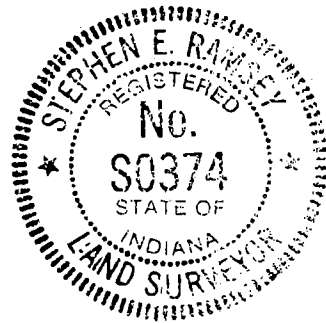
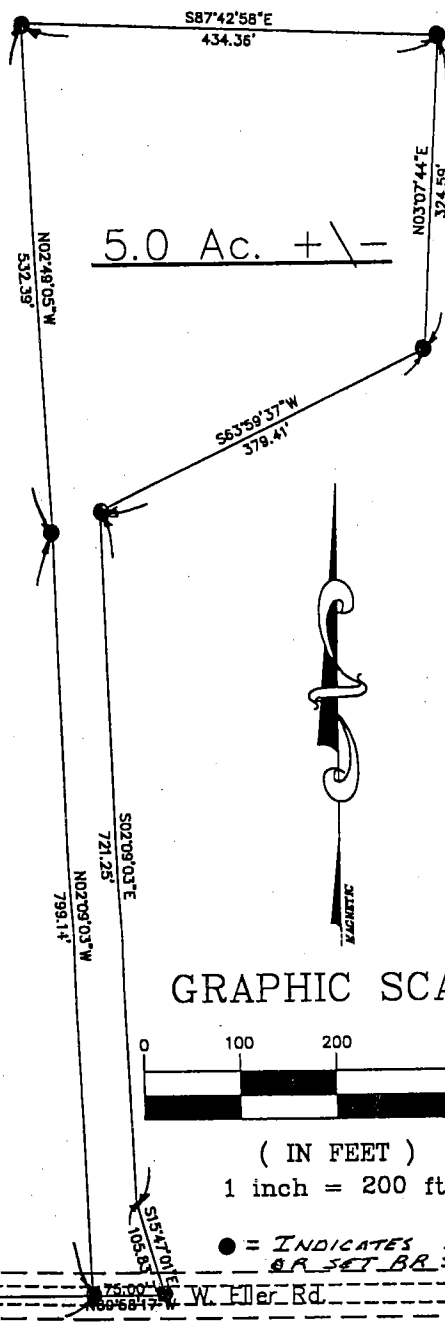
Part of the Southwest quarter of Section 15, Township 8 North, Range 2 West, lying in Monroe County, Indiana, described as follows:

Commence at the Northwest corner of said quarter, presently being marked with an iron pin with Lee Utt survey cap, an Indiana Registered Land Surveyor;  
thence South 00 degrees 06 minutes 39 seconds West 2,709.18 feet along west line and to the Southwest corner of said Southwest quarter, presently marked by RR Spike set in south quarter of existing asphalt pavement of Eller Road;  
thence South 89 degrees 58 minutes 17 seconds East 308.10 feet along approximate south line of said southwest quarter to a set railroad spike set at approximate centerline of Eller Road as now paved, said spike being point of beginning of herein described parcel;  
thence North 02 degrees 09 minutes 03 seconds West 799.14 feet to a set 5/8 inch diameter rebar w/cap;  
thence North 02 degrees 49 minutes 05 seconds West 532.39 feet to a set 5/8 inch diameter rebar w/cap;  
thence South 87 degrees 42 minutes 58 seconds East 434.36 feet to a set 5/8 inch diameter rebar w/cap;  
thence South 03 degrees 07 minutes 44 seconds West 324.59 feet to a set 5/8 inch diameter rebar w/cap;  
thence South 63 degrees 59 minutes 37 seconds West 379.41 feet to a set 5/8 inch diameter rebar w/cap;  
thence South 02 degrees 09 minutes 03 seconds East 721.25 feet to a set 5/8 inch diameter rebar w/cap;  
thence South 15 degrees 47 minutes 01 seconds East 105.83 feet to a set railroad spike on south line of said Southwest quarter in approximate centerline of Eller Road as now paved;  
thence North 89 degrees 58 minutes 17 seconds West 75.00 feet along said south line to the point of beginning, containing 5.0 acres more or less.

Subject to all legal easements and right of ways.

Fnd 1/2" I.P.  
NW Cor of  
SW 1/4 of  
S15, T8N, R2W

N00D06'39"E  
2709.18'



DATE: JULY 24, 1999

SIGNED: *Stephen E. Ramsey*  
STEPHEN E. RAMSEY  
IND. L.S. # S0374

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

Fnd RR Spk.  
SW Cor of  
SW 1/4 of  
S15, T8N, R2W

● = INDICATES SET 5/8" REBAR WITH CAP  
OR SET RR SPIKE IN ASPHALT

N89°58'17"W  
308.10'

N02°09'03"E  
799.14'

N02°09'03"W  
532.39'

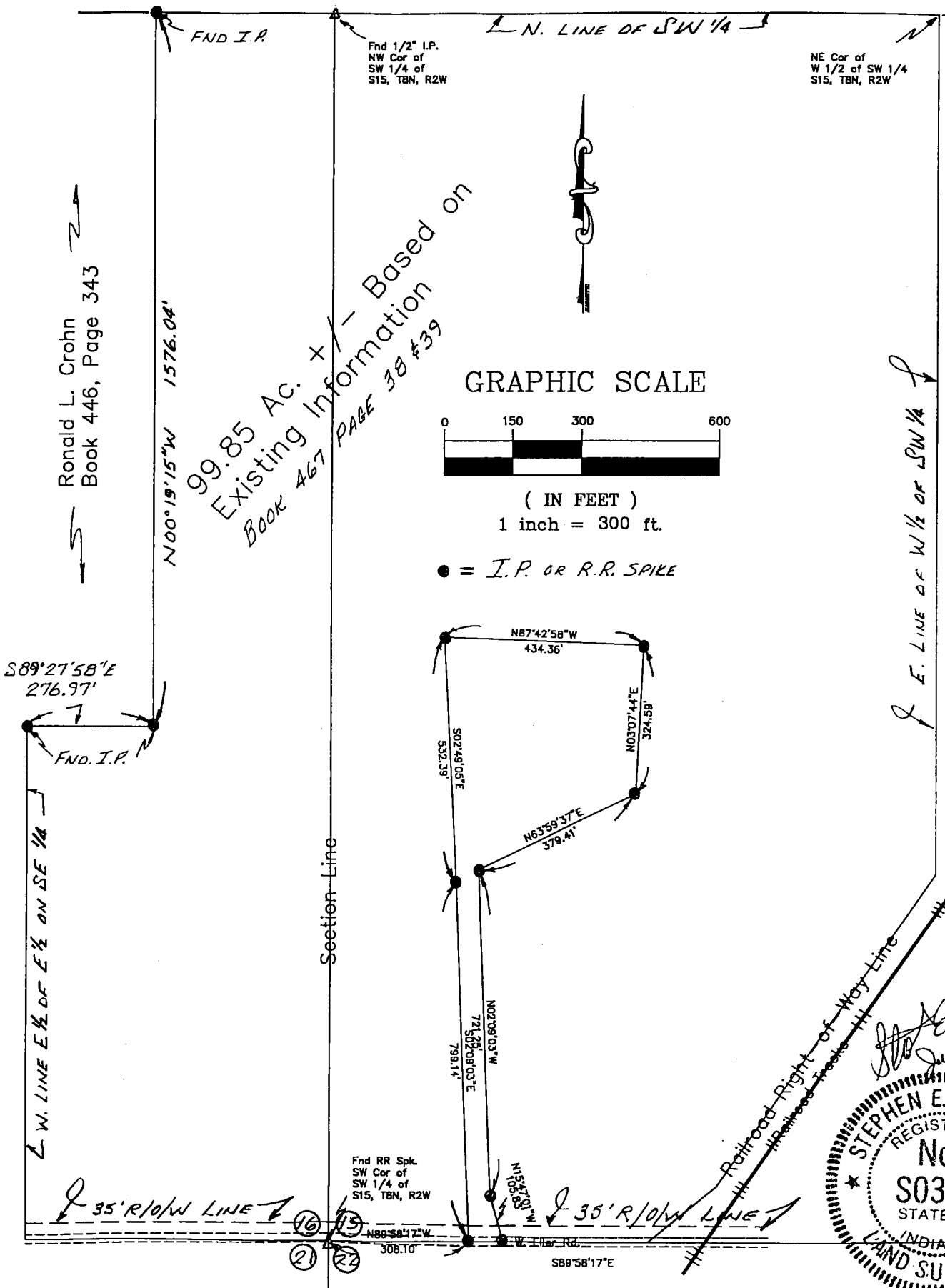
N03°07'44"E  
324.59'

S63°59'37"W  
379.41'

S02°09'03"E  
721.25'



# PLAT OF DESCRIPTION



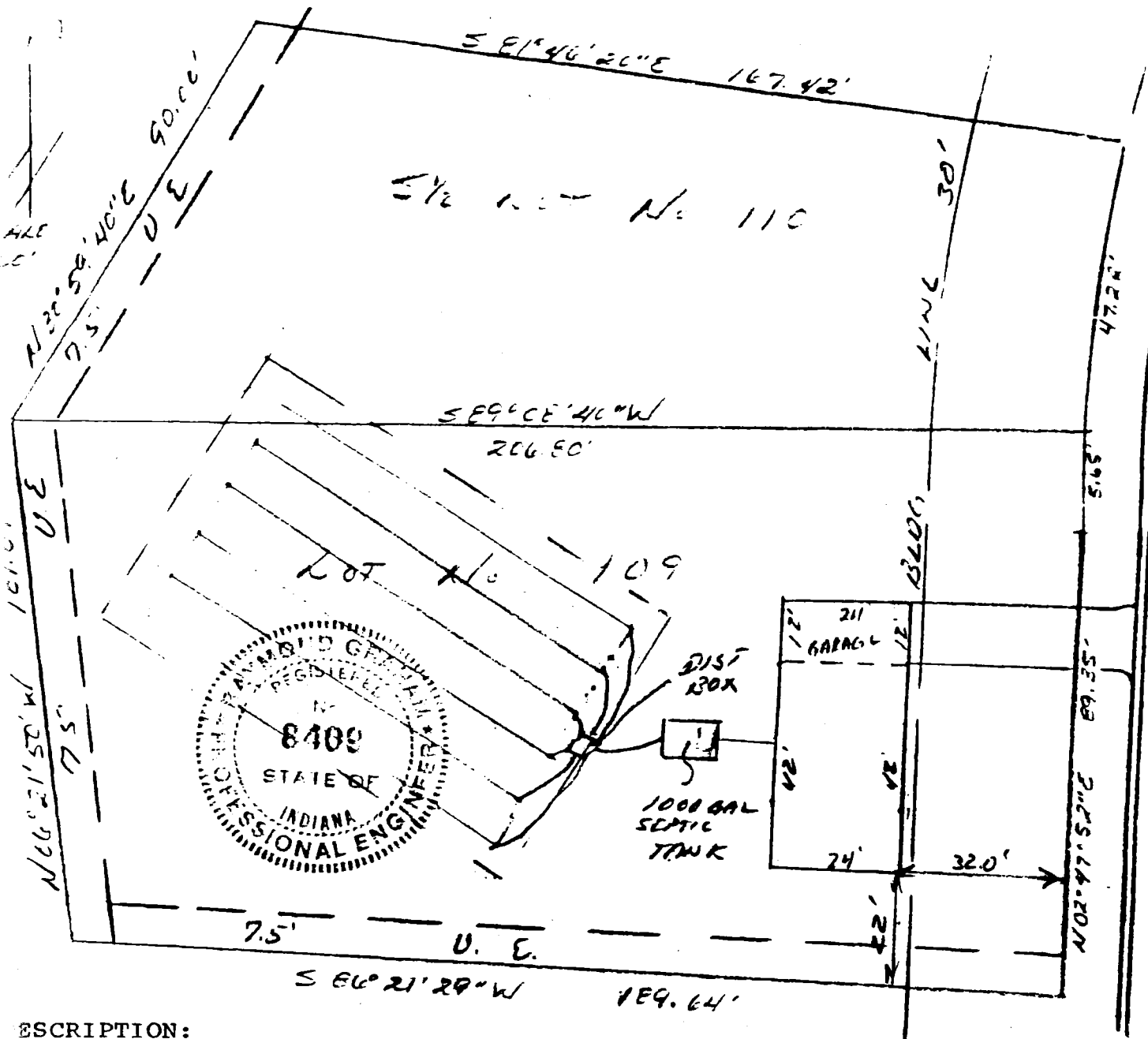
July 31, 1999  
 REVISED  
 8-3-99  
 REGISTERED  
 No. S0374  
 STATE OF INDIANA  
 LAND SURVEYOR  
 STEPHEN E. RAMSEY

***By Emily Smitheram at 2:00 pm, Jan 03, 2018***

**VAN BUREN, WESTMONT ESTATES**

15

200-13  
3M 374  
IN 1503  
2



lot Number One Hundred Nine (109) in WESTMONT ESTATES FOURTH ADDITION, in Monroe County, Indiana, as shown by the recorded plat thereof, recorded in plat Book 7, page 202, being a part of the Southeast quarter and a part of the Southwest quarter of Section 15, Township 8 North, Range 2 West, in Monroe County, Indiana.

Also, the South half of Lot No. 110 in WESTMONT ESTATES FOURTH ADDITION, n Monroe County, Indiana, described as follows: Beginning at the Northwest corner of Lot No. 109 and being the Southwest corner of Lot No. 110; thence running North 30 degrees 59 minutes 40 seconds East for a distance of 90.00 feet; thence running South 81 degrees 46 minutes 20 seconds East for a distance of 167.42 feet; and to the right-of-way of Eastmont Avenue; thence running along said right-of-way for a distance of 47.28 feet; thence running South 89 degrees 08 minutes 40 seconds West for a distance of 106.80 feet and to the point of beginning.

Raymond Graham  
RAYMOND GRAHAM June 21, 1988  
R. P. E. 8409 L. S. 9978 Ind